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FOR SALE FREEHOLD
(by Private Treaty)

3 NO. SERVICED BUILDING PLOTS

at

“THE HOLLIES”

BROOKFIELDS

POTTON

BEDS SG19 2TL

Each with Detailed Planning Permission

for the

**Erection of a 4 Bed Detached Dwelling
and
Double Garage**

**Date: January 2023
Ref: 013865**



Potton

Potton is a small but thriving historic market town of approximately 5000 residents situated in the north eastern rural corner of Bedfordshire close to the border with Cambridgeshire where it is easily accessible to Cambridge, Bedford, Stevenage, Milton Keynes etc and well served by the A1, A14 and A421 trunk roads and main line stations on the London to Edinburgh at Sandy, Biggleswade and St Neots.

The historic Georgian Market Square at the heart of the Town provides a wide range of shops and services with the Town Library accommodated in the Clock House. Close by is a Tesco Express, Bakery, Pharmacy, Butcher, Hardware Store, Post Office, Newsagent, Vet, Estate Agent (2), Barber, Hairdresser, Fish & Chip Shop, Italian Restaurant and Hotel/Café. There is also a Petrol Filling Station and Convenience Store on the southern edge of the town.

The town also has much to offer in the form of community and sports facilities and activities with many of the latter (including Football and Cricket being provided at The Hollow, and Football and Tennis at the Mill Lane Recreation Ground).

The Site

The Site is shown edged red on the Location and Site Layout Plans respectively, reproduced with these Particulars. It is accessed from the established Brookfields' development by the private estate road shown on the Site Layout Plan. It is within easy walking distance of the Market Square, Shops, Library, Doctors' Surgery, Dentist etc and within sight of the large area of POS running alongside the Potton Brook.

Planning Permissions

The Plots have the benefit of the Detailed Planning Permission granted under LPA Ref: CB/22/02509/FULL and dated 15th August 2022 for the Erection of 3 detached dwellings with detached garages. (Note – this permission comprises an amendment to the already implemented permission granted for the erection of a total of 6 No, detached dwellings under LPA Ref: MB/09/00524/FULL and dated 10th June 2009).

(Plots. 11, 12 and 17 have been sold with Nos. 12 and 17 now occupied as Nos. 1 and 5 The Hollies respectively).

Approved House Types

See attached copy Front Elevations for each Plot.

Plots 14, 15 and 16

The Plots 14, 15 and 16 are shown part edged red and shaded green on the attached Plot Layout Plan. Postal addresses are respectively 2, 3 and 4 The Hollies, Potton, SG19 2GB.

Estate Road, Drainage and Service Media

The estate road is to remain private (with responsibility for future repair and maintenance being shared jointly by the 6 Plots comprising "The Hollies").

Mains water, electricity, gas and BT services are laid to the frontage of each plot, but the Buyers will remain responsible for making application for a connection and the cost of the meters.

Foul drainage is to the public sewer (which passes through the Site via Plot 14 and the estate road), via the connections provided. Surface water drainage is to soakaways to be constructed on the individual plots.

Freehold Plot Sales

The Plots will be sold freehold with the benefit of the Planning Permissions and the approved plans, but Buyers will be permitted to seek planning approval for amended or substituted details subject to obtaining the Seller's prior approval but see below regarding unconditional contracts.

Buyers will be expected to exchange unconditional sale contracts within 8 weeks of a sale being agreed and Solicitors instructed, and to complete the purchase within a further 20 Working Days.

The Transfers will include a covenant restricting the use of each Plot to the erection of a single dwelling for private occupation but with a home office use being permitted.

Price

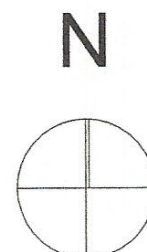
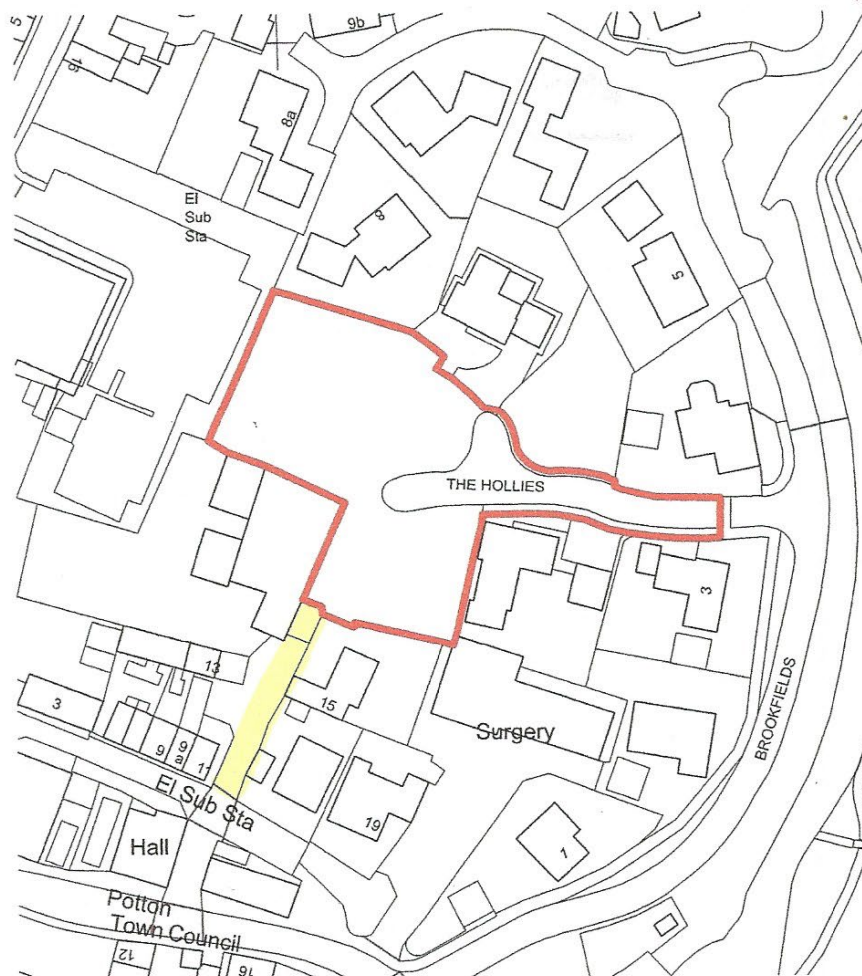
Offers in the region of £325,000 for each individual Plot are invited.

Copy Planning Permissions and Plans

Copies of the relevant plans and documents, including draft sale/transfer Plans, are available on request.

Viewing

By visit to Site during daylight hours with a copy of these Particulars in hand.

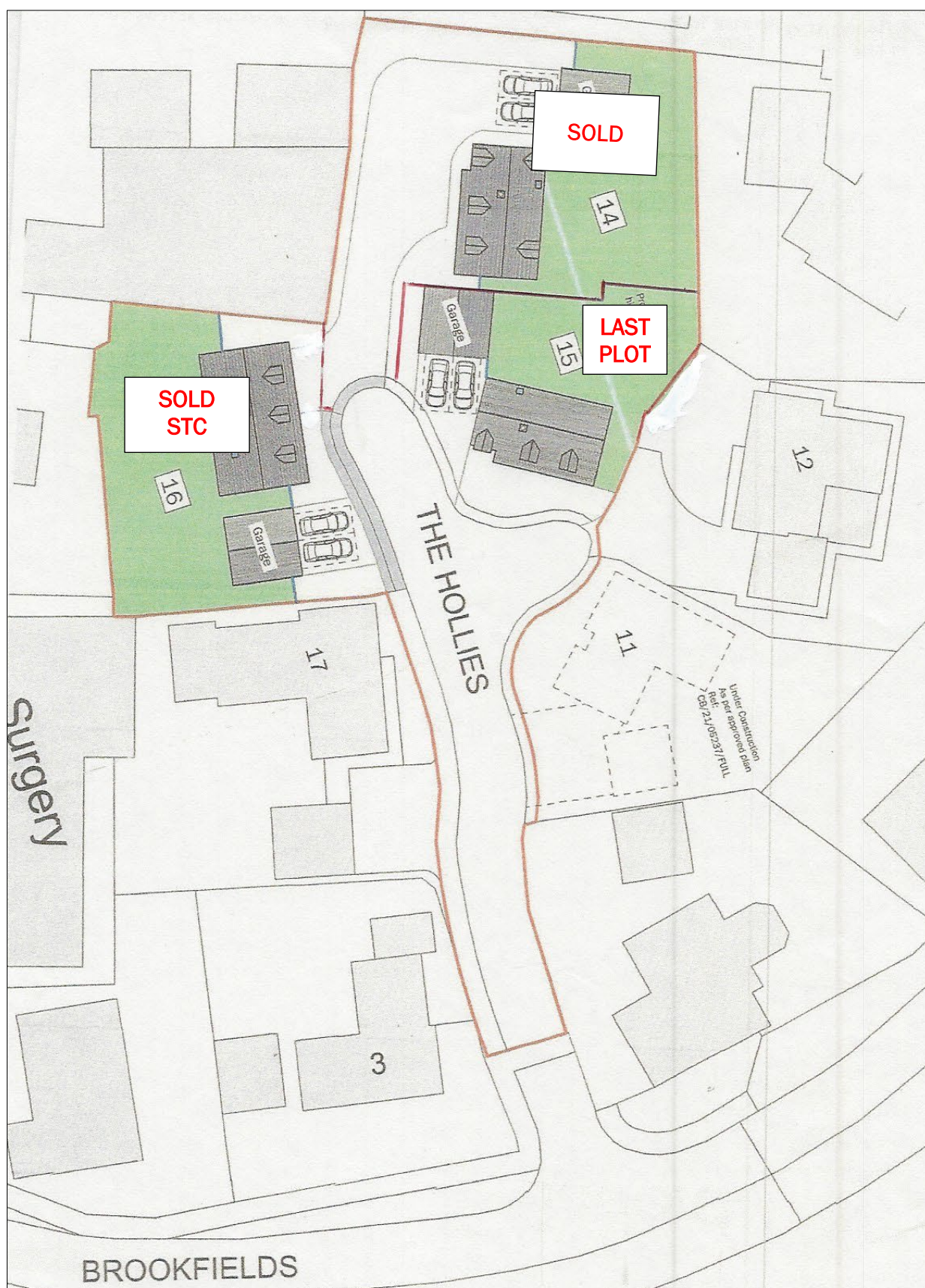


1:1250
0 30 60m

client	Wyboston Lakes LTD		
project	Dwellings Brookfields, Potton		
drawing	Location Plan		
date	06.06.22	scale	1:1250
author	WF	checked	AD

BROWN & CO

LOCATION PLAN



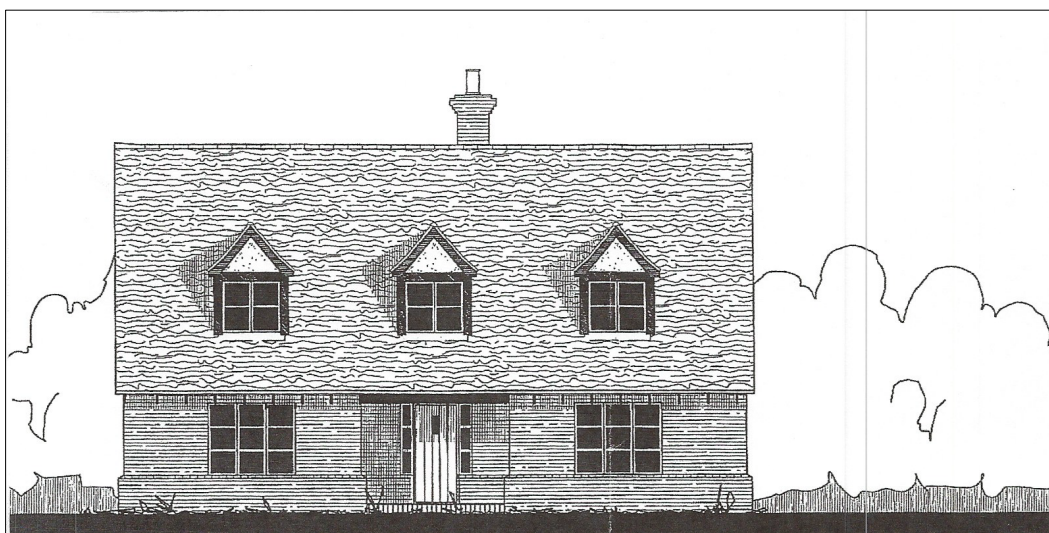
SITE LAYOUT PLAN



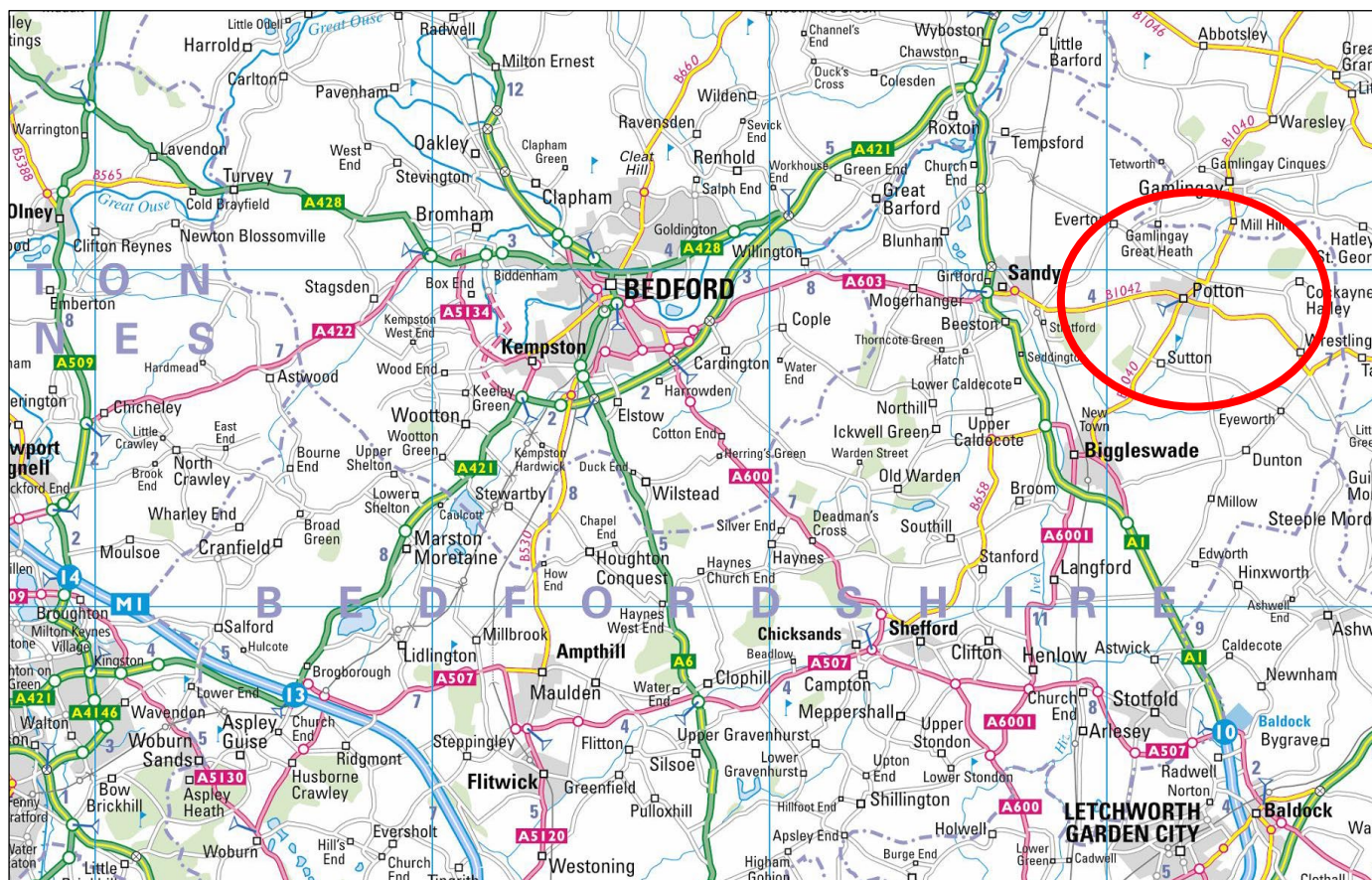
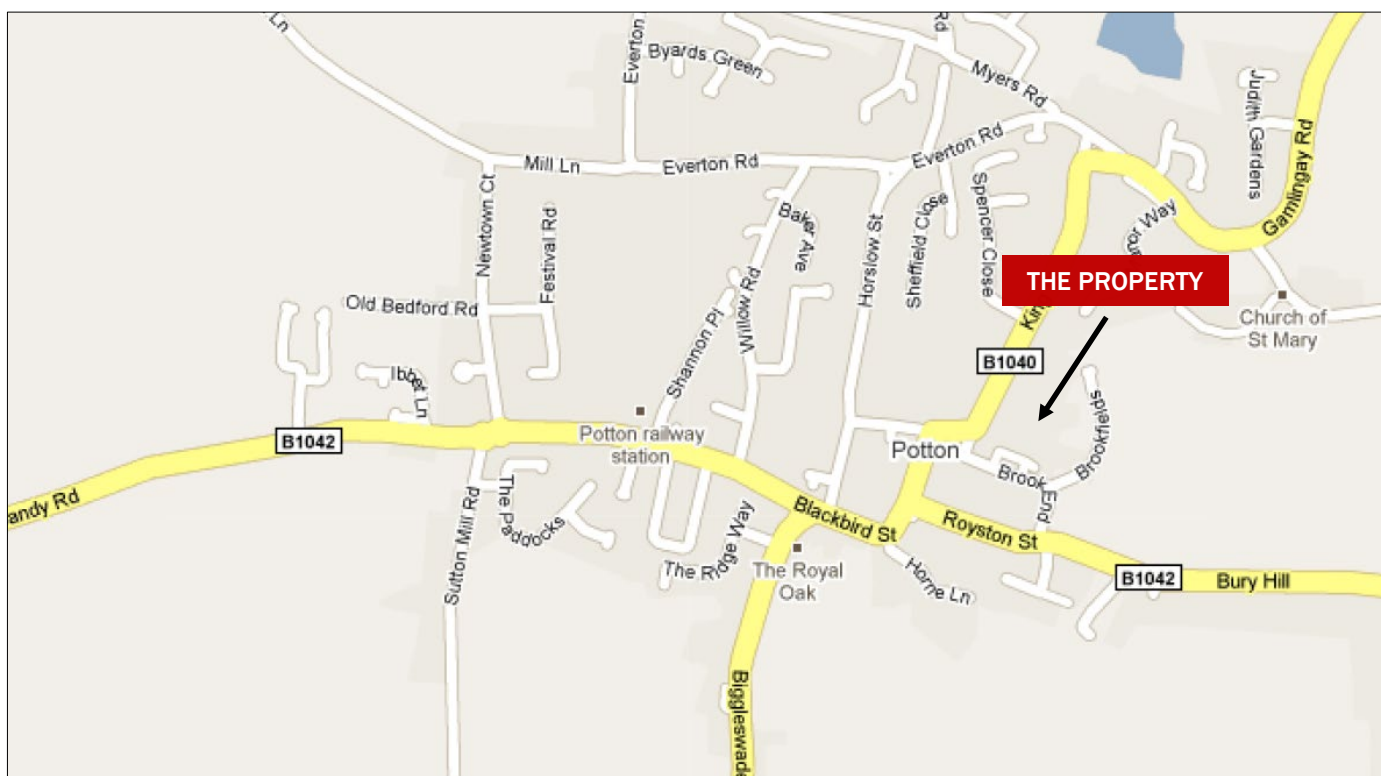
Front Elevation – Plot 14



Front Elevation – Plot 15



Front Elevation – Plot 16



IMPORTANT NOTICES

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